

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
December 18, 2007**

1. The Zoning Commission of the City of San Antonio met in the 1st Floor, Board Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.
2. Roll Call.

PRESENT: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Martinez, Gray

ABSENT: Wright, R. Valadez

3. Director's Report.
4. Approval of December 4, 2007 Minutes.

1:00 PM – Public Hearing

CONSENT ZONING

Commissioner Gadberry made a motion to approve the following rezoning cases being that staff recommendations were for approval. Additionally, no citizens had signed to speak on said cases: item 11, 12, 14, and 15. The motion was seconded by Commissioner Hawkins.

Commissioner Hawkins arrived at 1:12 pm.

5. ZONING CASE NUMBER Z2008045 H (Council District 7): The request of City of San Antonio, Planning Department, Historic Preservation Officer, Applicant, for Multiple Owners, Owner(s), for a change in zoning from "R-6" Residential Single-Family District, "R-6" (CD-Duplex) Residential Single-Family District with a Conditional Use for a Duplex and "R-6" HS Residential Single-Family District Historic Significance to "R-6" H Residential Single-Family Historic District, "R-6" H (CD- Duplex) Residential Single-Family Historic District with a Conditional Use for a Duplex and "R-6" H HS Residential Single-Family Historic District, Historic Significance on Multiple Properties to include all of NCB 6827, NCB 6828, NCB 6829, NCB 6830, NCB 6831 and NCB 7058. 2100 and 2200 Block of West Woodlawn; 2100 and 2200 Block of West Mistletoe; 2100 and 2200 Block of West Magnolia Avenue; 2100 and 2200 Block of West Huisache Avenue. Staff recommends approval.

This case was approved by consent.

The following citizen(s) appeared to speak:

Roberto Hinkson, spoke in favor.

Alejandro Soto, spoke in favor.

Richard Tankersley, spoke in favor.

Staff stated there were 214 notices mailed out to the surrounding property owners, 3 returned in opposition and 10 returned in favor and Woodlawn Neighborhood Association is in favor and no response from Jefferson and Monticello Neighborhood Associations. Staff mailed 33 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Hawkins to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Martinez,
Gray
NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2008046 H (Council District 1): The request of City of San Antonio, Planning Department, Historic Office, Applicant, for Multiple Owners, Owner(s), for a change in zoning from "R-4" Residential Single-Family District and "O-2" Office District to "R-4" H Residential Single-Family Historic District and "O-2" H Office Historic District on 101, 102, 105, 110, 112, 115, 118, 119, 121, 122, 123, 128, 129, 131, 133, 134, 142, 143, 147, 148, 150, 151, 155, 156, 160, 161, 164, 165, 166, 170, 171, 173, 174, 180, 181 Hermine Boulevard and 101, 102, 106, 107, 109, 114, 115, 116, 119, 124, 127, 130, 134, 135, 139, 144, 145, 148, 151, 152, 157, 158, 164, 165, 168, 171, 174, 177, 178, 182, 183, 185, 202, 205, 210, 211, 213, 214, 218, 219, 223, 224, 225, 230, 231, 234, 237, 240, 243, 246, 250, 253, 258, 259, 264, 265, 268, 272, 275, 278, 279, 280, 284, 287, 293 Thorain Boulevard. Staff recommends approval.

This case was approved by consent.

The following citizen(s) appeared to speak:

Dr. Norma Rogers, spoke in favor.

Betty Eckert, spoke in favor.

Staff stated there were 210 notices mailed out to the surrounding property owners, 9 returned in opposition and 10 returned in favor and no response from Olmos Park Terrace, Edison and Northmoor Neighborhood Association. Staff mailed 75 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Hawkins to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Martinez, Gray
NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2008042 (Council District 6): The request of Agrestic I, LP, Applicant, for Elite Development, Inc., Owner(s), for a change in zoning from "C-3" GC-2 General Commercial Gateway Corridor District-2 and "C-2" GC-2 Commercial Gateway Corridor District-2 to "MF-33" GC-2 Multi-Family Gateway Corridor District 2 on P -32 and P-21, NCB 17640, W. Military Drive and Dugas. Staff recommends approval.

This case was approved by consent.

Staff stated there were 42 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Hawkins to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Martinez, Gray
NAY: None

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2008043 (Council District 6): The request of The Westmoreland Company, Inc., Applicant, for Texas General Land Office, Owner(s), for a change in zoning from: "C-3" General Commercial District to "I-1" General Industrial District on NCB 16115 P-5A (0.401 AC) and P-66 (13.774 AC), 2.38 acres out of NCB 16115, Northside of Culebra Road between Fairgrounds Parkway and Ascot Park. Staff recommends approval.

This case was approved by consent.

Staff stated there were 11 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and Thunderbird Hills Neighborhood Association is in favor.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Hawkins to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Martinez, Gray
NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION

9. ZONING CASE NUMBER Z2008036 ERZD (Council District 8): The request of Brown, PC, Applicant, for H. E. Butt Grocery Company, Owner(s), for a change in zoning from "R-6" ERZD Residential Single Family Edwards Recharge Zone District to "O-1" ERZD Office Edwards Recharge Zone District on Lot 39, Block 12, NCB 18023, 15000 Block of Huebner Road. Staff recommends approval.

Daniel Ortiz, representative, proposing to develop an office building.

Staff stated there were 23 notices mailed out to the surrounding property owners, 2 returned in opposition and 1 returned in favor and no response from Oak Meadow Neighborhood Association.

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Martinez to recommend approval with SAWS recommendations.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Martinez, Gray
NAY: None

THE MOTION CARRIED

10. ZONING CASE NUMBER Z2008024 (Council District 7): The request of Kaufman & Associates, Inc., Applicant, for Brass Centerview Holdings, LLC, Owner(s), for a change in zoning from "O-2" Office District, "C-1" Light Commercial District and "C-2" Commercial District to "C-3" General Commercial District on 5.286 acres out of NCB 14277, 10.55 acres out of NCB 14274, and 1.582 acres out of NCB 14275, 4400 - 4600 Block of Centerview Road. Staff recommends approval.

Lucy Peveto, representative, proposing commercial development.

Mark Granado, representing Brass Centerview Holding, stated they have arranged to have the traffic lights to be synchronized to better control the traffic.

Staff stated there were 50 notices mailed out to the surrounding property owners, 6 returned in opposition and 1 returned in favor. Staff mailed 33 notices to the Planning Team.

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Gadberry to find consistency with the neighborhood plan.

(A verbal vote was taken)

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Martinez, Gray

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Myers to recommend approval specifically with the deed restrictions mentioned being in place by the time this case is heard by City Council including the recommendation for an 8-foot fence.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Martinez, Gray

NAY: None

THE MOTION CARRIED

11. ZONING CASE NUMBER Z2008007 (Council District 6): The request of Brown, P. C., Applicant, for FC Properties One, Ltd., Owner(s), for a change in zoning from "MF-33" Multi-Family District, "C-2" Commercial District, "C-3" General Commercial District and "I-1" General Industrial District to "C-3" General Commercial District on 9.852 acres out of NCB 16007, 9000 Block of West Loop 1604 North. Staff recommends approval pending plan amendment.

Patrick Christensen, representative, proposing commercial development.

The following citizen(s) appeared to speak:

Dominick, Dina, spoke in opposition.

Will McNamee, spoke in opposition.

Greg Shean, spoke in opposition.

Staff stated there were 48 notices mailed out to the surrounding property owners, 5 returned in opposition and 2 returned in favor. Staff mailed 31 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Martinez and seconded by Commissioner Hawkins to recommend a continuance until January 15, 2008.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Martinez, Gray

NAY: None

THE MOTION CARRIED

12. ZONING CASE NUMBER Z2008041 (Council District 9 & 2): The request of City of San Antonio, Planning & Community Development Department, Applicant, for Multiple Property Owners, Owner(s), for a change in zoning from "R-4" Residential Single-Family District; "R-4" HS Residential Single-Family District, Historic Significance; "R-4" (CD-Triplex) Residential Single-Family District with a Conditional Use for a Triplex; "RM-4" Residential Mixed District; "MF-33" Multi-Family District; PUD "MF-33" Planned Unit Development Multi-Family District; "O-1" Office District; "O-2" Office District; "C-1" Light Commercial District; "C-1" HS Light Commercial District, Historic Significance; "C-2" Commercial District; "C-3NA" General Commercial District, Non-Alcoholic Sales to "R-4" NCD-6 Residential Single-Family Neighborhood Conservation District-6; "R-4" NCD-6 HS Residential Single-Family Neighborhood Conservation District-6, Historic Significance; "R-4" NCD-6 (CD-Triplex) Residential Single-Family Neighborhood Conservation District-6 with a Conditional Use for a Triplex; "RM-4" NCD-6 Residential Mixed Neighborhood Conservation District-6; "MF-33" NCD-6 Multi-Family Neighborhood Conservation District-6; PUD "MF-33" NCD-6 Planned Unit Development Multi-Family Neighborhood Conservation District-6; "O-1" NCD-6 Office Neighborhood Conservation District-6; "O-2" NCD-6 Office Neighborhood Conservation District-6; "C-1" NCD-6 Light Commercial Neighborhood Conservation District-6; "C-1" NCD-6 HS Light Commercial Neighborhood Conservation District-6, Historic Significance; "C-2" NCD-6 Commercial Neighborhood Conservation District-6; "C-3NA" NCD-6 General Commercial Neighborhood Conservation District-6, Non-Alcoholic Sales on multiple properties within Block 3, NCB 6229; Block 2, NCB 6228; Block 1, NCB 6227; NCB 6015; NCB 6096; NCB 6562; NCB 6561; Block 5, NCB 3081; Block 6, NCB 3081; NCB 6560; Block 1, NCB 6089; Block 6, NCB 6094; Block 7, NCB 6095; Block 1, NCB 6145; NCB 6144; NCB 6570; NCB 6138; Block 2, NCB 6090; Block 3, NCB 6091; Block 5, NCB 6093; Block 4, NCB 6092; NCB 6569; NCB 6568; NCB 6137; NCB 6136; Block 1, NCB 6524; Block 2, NCB 6525; Block 4, NCB 6527; Block 5, NCB 6528; Block 3, NCB A-50; NCB 7186; Block 3, NCB 6526; Block 2, NCB 6139; NCB 6142; Block 1, NCB 6779; Block 4, NCB 6782; Block 5, NCB 3859; Block 6, NCB 3860; Block 8, NCB 3862; Block 7, NCB 3861; Block 5, NCB 6783; Block 7, NCB 6212; Block 6, NCB 6212; Block 2, NCB 6139; NCB 6141; NCB 6140; Block 2, NCB 6780; Block 3, NCB 6781; Block 6, NCB 6784; Block 7, NCB 6785; Block 1, NCB 1074; Block 2, NCB 1075; Block 3, NCB 1076; Block 6, NCB 1079; Block 5, NCB 1078; Block 4, NCB 1077; Block 7, NCB 1080; Block 8, NCB 1081; Block 9, NCB 1082; Block 12, NCB 1085; Block 11, NCB 1084; Block 10, NCB 1083; NCB 65; Block 10, NCB 3864; Block 9, NCB 3863; Block 5, NCB 1056; Block 12, NCB 3866; Block 11, NCB 3865; Block 2, NCB 9020; Block 3, NCB 9021; Block 13, NCB 3867; Block 1, NCB 9019; Block 14, NCB 1067; Block 15, NCB 1067;

NCB 1055; Block 4, NCB 1057; Block 7, NCB 1064; Block 8, NCB 1070, 122 through 166 Burr Road; 120 through 158 Perry Court; 111 through 162 Davis Court; 2103 through 2150 East Hildebrand Avenue; 106 through 158 Groveland; 119 through 254 Allensworth; 202, 206, 210, 214, 302 through 355 Thorman; 202, 204, 214, 215, 218, 220, 222, 229, 230, 231, 301 through 355 Carnahan Street; 112, 114, 116, 118, 200 through 580 Pershing Avenue; 819, 825 Old Austin Road; 120 Ethel Court; 201 through 555 Queen Anne Court; 112, 114, 116, 120, 130, 200 through 531 Elmhurst Avenue; 110, 114 Bellview; 119, 123, 133, 137, 139, 143, 147, 201, 301 through 531 Parland; 118 through 652 Funston Place; 309, 411, 415, 417 Margaret; 103 through 365 Claremont Avenue; 102 through 122, 205 through 223, 302 through 327, 343 Andrews; 200, 335 Old Austin Road; 115, 119, 120, 202 through 276, 303 through 350, 401 through 466 Natalen Avenue; 1407, 1405, 1612, 1613 Benton; 1609, 1610, 1703, 1803, 1805 Calhoun; 106, 202 through 220, 300 through 308 Pinckney; 120, 125, 126, 127, 143, 201 through 237, 303 through 322 Lucas; 202 through 220, 302 through 341, 400 through 467, 501 through 563, 615 through 647, 703 through 743, 801 through 819 Eleanor; 103 through 125, 208, 209, 220 through 232, 302 through 347 Victor Street; 1001, 1207 Westgate; 1103 through 1112, 1130, 1201, 1202, 1234, 1235, 1250, 1305 through 1318 East Mulberry Avenue; 108, 110 Tendick; 112 through 121, 200 through 221, 303 through 343, 400 through 420 Ira; 150 Humphrey; 123 Brackenridge; 106, 110 Wesley; 2906, 3004, 3402, 3419, 3415, 3901, 4001 North New Braunfels; 3130, 3210, 4318, 4302, 4400, 4418, 4500 Broadway. Staff recommends approval.

City staff represented this case.

The following citizen(s) appeared to speak:

Isabel Zsohar, spoke in favor.

Larry Rickels, spoke in favor.

Jody Williams, spoke in favor.

Herbert Hornung, spoke in opposition.

Deatra Thomspen, spoke in opposition.

Mary Rothrock, spoke in opposition.

Staff stated there were 1,073 notices mailed out to the surrounding property owners, 21 returned in opposition and 48 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Hawkins to recommend approval of amending Chapter 35 of the City Code by amending Unified Development Code (UDC) §35-304 pertaining to the "Official Zoning Map" to establish Neighborhood Conservation District 6 (NCD-6) Zoning Overlay generally bound by Burr Road on the north, North New Braunfels and Old Austin Road on the east, Eleanor and Brackenridge Road on the south and the existing boundary of the River Improvement Overlay District (RIO-1), which is located along Broadway on the west; to provide for a Neighborhood Conservation District Plan and provide for those zoning changes.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Gray

NAYS: None

THE MOTION CARRIED

13. ZONING CASE NUMBER Z2008039 (Council District 7): The request of Phil Garay, Applicant, for Adalberto Hernandez, Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "C-2" Commercial District on Lot 1 and Lot 2, Block 1, NCB 18308 (0.927 acres), 7900 Block of Tezel Road. Staff recommends approval.

Phil Garay, representative, proposing additional employee and customer parking.

The following citizen(s) appeared to speak:

Jennifer Dhaemers, spoke in opposition.

Dominick Dina, spoke in opposition.

Will McNamee, spoke in opposition.

Greg Shean, spoke in opposition.

Staff stated there were 13 notices mailed out to the surrounding property owners, 1 returned in opposition and 2 returned in favor and no response from Tezel Heights Homeowner's Association. Staff mailed 75 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Robbins to recommend a continuance until January 15, 2008.

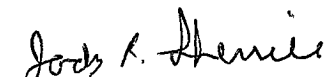
AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Martinez, Gray
NAY: None

THE MOTION CARRIED

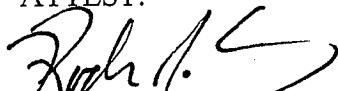
14. ADJOURNMENT.

There being no further business, the meeting was adjourned at 3:00 p.m.

APPROVED:


Jody R. Sherrill, Chair

ATTEST:


Executive Secretary